



Land Offering

Residential

North Green Springs

128 ± Acres

Washington, Utah

LOCATION & PROPERTY DESCRIPTION

LOCATION

The North Green Springs parcel is located approximately 3 miles north of the interchange at mile post 10 on I-15. It is accessible directly north of the Northbridge subdivision which makes up the majority of its southerly boundary. It is bounded to the East by private property and to the North and West by School and Institutional Trust Lands Administration (SITLA) property contained within the Red Cliff Desert Preserve.

DESCRIPTION

This parcel has not yet been subdivided, and will be subject to a sale or development lease for the purpose of developing higher end residential lots for single family homes.

SITLA intends to enter into a transaction wherein the selected developer will perform the planning and engineering work necessary to lay out an acceptable development plan that meets the economic and planning expectations of SITLA.

The attached exhibit shows the general boundaries of North Green Springs parcel. This parcel will be conveyed by metes and bounds legal description.

ENTITLEMENTS

A general land use plan was submitted to and approved by the City of Washington in the Fall of 2012. Currently the master plan designates the North Green Springs parcel as Low Density (LD) residential or 3 to 4.5 dwelling units to the acre. This matches the densities found in surrounding neighborhoods. Final zoning, subdivision and plat approvals, based on the city general plan, will be the responsibility of the selected developer.

FIRE & PUBLIC SAFETY

- Police – Washington City
- Fire – Washington City

UTILITIES

- All utilities are within close proximity to the subject parcel.
- Potable Water Supply – Washington City
- Sanitary Sewer System – Washington City
- Power – Washington City
- Gas – Questar
- Telephone/Internet/– Century Link

ACCESS

Access to this parcel will be from internal roads in the existing Northbridge subdivision to the south and private development property to the east.

IMPROVEMENTS

The developer will be responsible for supplying and constructing all infrastructure for the development, both on and off site, including roadways, water, sewer, power, gas, telecommunications, parks and trails. The developer will perform its own investigation regarding all aspects of the development opportunity.

PROPERTY CONDITION

The North Green Springs Parcel is raw land in an undeveloped condition and will not be improved further by SITLA. SITLA will make available, upon request, electronic copies of any preliminary planning and engineering information it has in its possession related to this parcel.

OFFER INFORMATION

In addition to completely filling out section 1.2: Proposal Form (attached) please include these elements in your proposal:

- Proposed subdivision layout & project vision conceptual plans;
- Proposed term sheet with compensation terms;
- Lot sizes and projected home values for each lot;
- Financial proforma for the development including planning phases, absorption, and compensation projections for SITLA;
- Term of inspection period;
- Term of closing;
- Contingencies.

Additional pages may be necessary.

SUBMISSION ADDRESS

Please send sealed proposals to the following address (faxed proposals will not be accepted):

SITLA
Attn: Kyle Pasley
2303 N. Coral Canyon Blvd., Suite 100-A
Washington, Utah 84780

Green Springs North Parcel – Advertisement for Proposal Form

Green Springs North Parcel

SUBMIT SEALED PROPOSALS TO: SITLA
ATTN: Kyle Pasley

ADDRESS: 2303 N. Coral Canyon Blvd. Suite 100-A
Washington, UT 84780

CLOSING FOR SUBMITTAL OF PROPOSALS: July 3, 2013

OFFERING PACKETS AVAILABLE AFTER: May 24, 2013

ANTICIPATED NOTICE OF AWARD: September t, 2013

ANTICIPATED BOARD APPROVAL: November, 2013

ANTICIPATED TRANSACTION STRUCTURE No later than May, 2014
CLOSING:

FURTHER INFORMATION: Kyle Pasley
At above address
(435) 652-2950

SITLA reserves the right to reject any or all proposals.

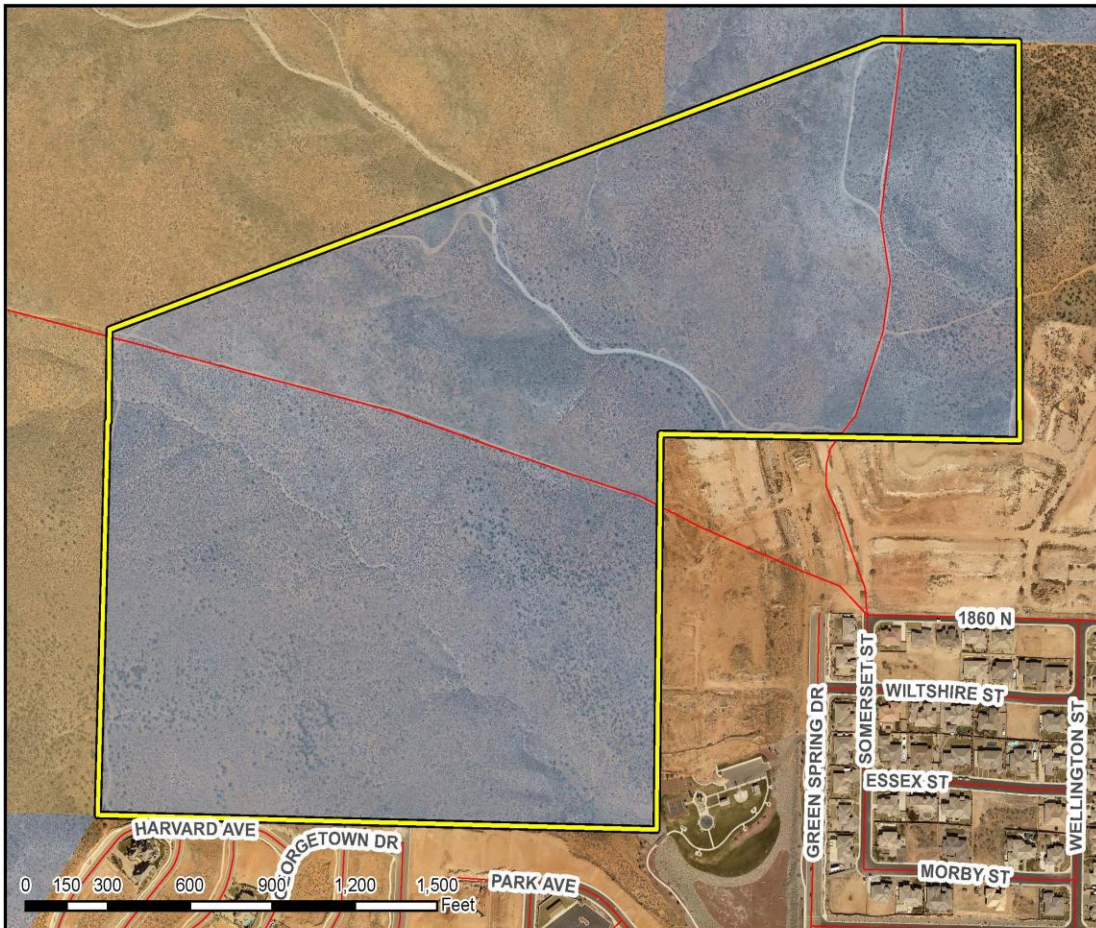
Section 1.1: Information for Respondents

1.1 Proposals

- 1.1.1 Development Proposals:* SITLA (hereinafter referred to as the OWNER) requests Development proposals for the property outlined in the Green Springs North Land Offering enclosed in these documents. The Trust may enter into negotiations with one or more parties submitting proposals
- 1.1.2 Securing Documents:* Documents pertaining to the Green Springs North Land Offering may be obtained from the SITLA Office 2303 North Coral Canyon Blvd, Suite 100-A, Washington, UT, 84780. Telephone: (435) 652-2950.
- 1.1.3 Form:* Each development proposal shall be submitted in a sealed envelope bearing the words “**Green Springs North Parcel**”. Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. All proposals must be made on the required form. All blank spaces for pricing must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as plan sets, business plans etc. with the proposal forms. All proposals will be designated as confidential documents.
- 1.1.4 Signatures:* All proposals shall be signed and have the full address written in the appropriate spaces.
- 1.1.5 Withdrawal:* Any proposal may be withdrawn any time prior to the scheduled proposal closing time.
- 1.1.6 Opening:* Proposals will not be publicly opened.
- 1.17 Proposed compensation structure:* Proposals for transaction may include:
1. Direct Sale. Please complete form 1.2 below, including terms and conditions to the sale. The Trust will not consider terms for financing through the Trust. All proposals shall be financed directly by the proposed developer or secured through outside means.
 2. Phased Take Down. The Trust will entertain offers of purchasing the property is phases, over time, with an escalation in price. Offer may also include some percentage of participation in final lot sales or gross selling price of homes and other units.

Section 1.2: Proposal Form

Proposal is Submitted to:	SITLA Attn: Kyle Pasley 2303 N. Coral Canyon Blvd., Ste. 100-A Washington, UT 84780
Date:	
Business Name:	
Respondent Name:	
Title:	
Business Address:	
Business Telephone Number:	
Business Fax Number:	
Email address:	
Signature(s):	



Misc_Polygon
 State Trust Lands
 State Wildlife Reserve/Management Area



Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SITLA provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party arising out of or in connection with the use or the inability to use the data hereon.

Land parcels, lease boundaries and associated SITLA data layers may have been adjusted to allow for visual "best fit." The Surface Ownership Land Status data (if present) are maintained by SITLA to reflect current trust land status and surface ownership. Lakes, rivers, streams, highways, roads, county and state boundaries are distributed by the Utah Automated Geographic Reference Center and/or other sources as specified. Contour lines (if present) were generated from USGS 10 meter DEM.

Please Note: While SITLA seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated SITLA ownership GIS data may require contacting the GIS staff directly 801-538-5100 or TLA-GIS@utah.gov. The SITLA GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention.

